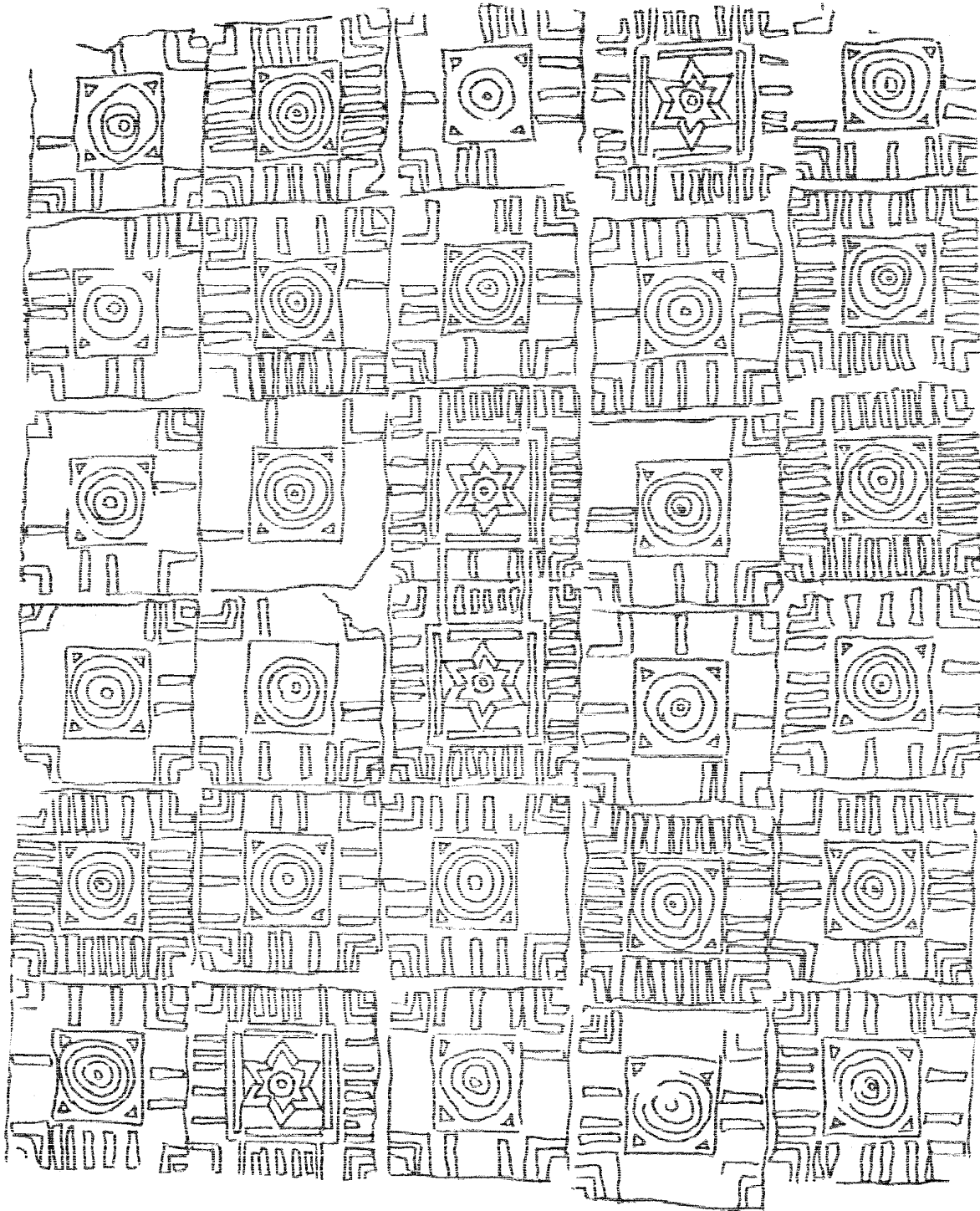

GUIDELINES FOR PUBLIC STREETSCAPE ELEMENTS



10 GUIDELINES FOR PUBLIC STREETSCAPE ELEMENTS

While the elements of the public environment are generally a public responsibility and not, strictly speaking, a subject of design review, they are a critical concern. These features are important in defining the overall character of the district and include streets, alleys, paving, sidewalks, street lights, signs, street furniture, trees, plantings, and utilities. All streetscape improvements and modifications should be compatible with the character of existing areas to contribute to the districts' continuity. The following criteria are suggested as a guide for public decision-making toward the goal of maintaining and enhancing the overall design quality of the districts. It is recognized that many of these criteria are currently being met through present public efforts.

10.1 STREET PAVING**Recommended**

Street paving should be consistent with historically relevant material to the degree possible. Brick and cobble streets were common throughout the historic districts and many remnants presently exist. Every effort should be made to retain the existing,

unaltered paving material, whether it be through maintenance, repair, or resetting as necessary. Uncovering and resetting existing brick and cobble streets should be undertaken where possible.

Not Recommended

Avoid the removing of, or the paving over of, existing historically significant paving materials. Where necessary, original materials should be stockpiled and reused as opportunities arise. The widening of existing streets should be avoided.

10.2 SIDEWALK PAVING**Recommended**

Sidewalk paving should be consistent with historically relevant material to the degree possible. Sidewalk materials vary widely by type and location and include brick, pressed patterned brick, and stone slabs.

Concrete paving has replaced these original materials in many areas. Every effort should be made to retain the existing, unaltered paving surfaces, whether it be through maintenance, repair, or resetting as necessary.

Not Recommended

Avoid the removal of existing historically relevant paving materials. Where necessary, materials should be stockpiled and reused as opportunities arise.

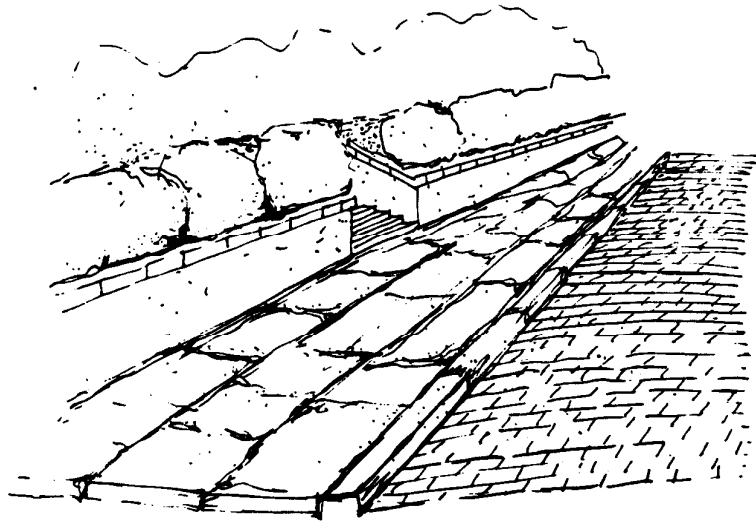
10.3 CURBS**Recommended**

Curbs used should be consistent with historically relevant material to the degree possible. Curb materials and types vary widely by type and location and include the traditional granite and limestone

as well as recent concrete replacements. Every effort should be made to retain the existing historically used curbs, whether through maintenance, repair, or resetting as necessary.

Not Recommended

Avoid the removal of existing historically relevant curbs. When removal is necessary, curbing material should be stockpiled and reused as opportunities arise. Do not allow the layers of asphalt used in street repaving to cover up the original curbs.



STREET PAVING, SIDEWALK PAVING AND CURBS

10.4 LANDSCAPING AND TREES

Recommended

Street trees should continue to be a major element along all residential streets to provide a continuous "avenue" effect. Existing large street trees should be retained and new trees planted to replace dead or diseased trees and fill in empty spaces. New trees should be large (3-5" caliper), properly installed, staked, and maintained. The species should match adjacent trees or be from a recommended tree list provided by the City Horticulturist in the Public Services Division. Other planting along the street should contribute to the street's overall character and should have a minor visual impact. Grass and low ground cover are recommended.

Not Recommended

Evergreen trees, trees with a small shape or those that are primarily ornamental such as Dogwoods or Crepe Myrtle should be avoided as

street trees, although they are certainly appropriate in other areas. Larger shrubs and other inconsistent materials should be avoided.



RECOMMENDED



NOT RECOMMENDED

10.5 STREET FURNITURE

Recommended

Street furniture such as benches, trash containers, and planters have not traditionally been used in historic neighborhoods. However, subtle and selective use of furniture could be

compatible. If street furniture is to be used, it should be small in scale and be constructed of compatible materials and color. Cast iron or wrought iron elements, placed properly, could be appropriate.

Not Recommended

Avoid visually dominant or contrasting furniture and other inappropriate elements such as newspaper vending machines.

10.6 STREET LIGHTING

Recommended

Current lighting is provided by standard mercury vapor lamps on poles. While this type of light is not ideal in historic districts, it tends not to be too obtrusive given the visual absorption afforded by street trees. If future plans call for replacement, fixtures should be selected that are more compatible with a pedestrian scale and with the historic character of the

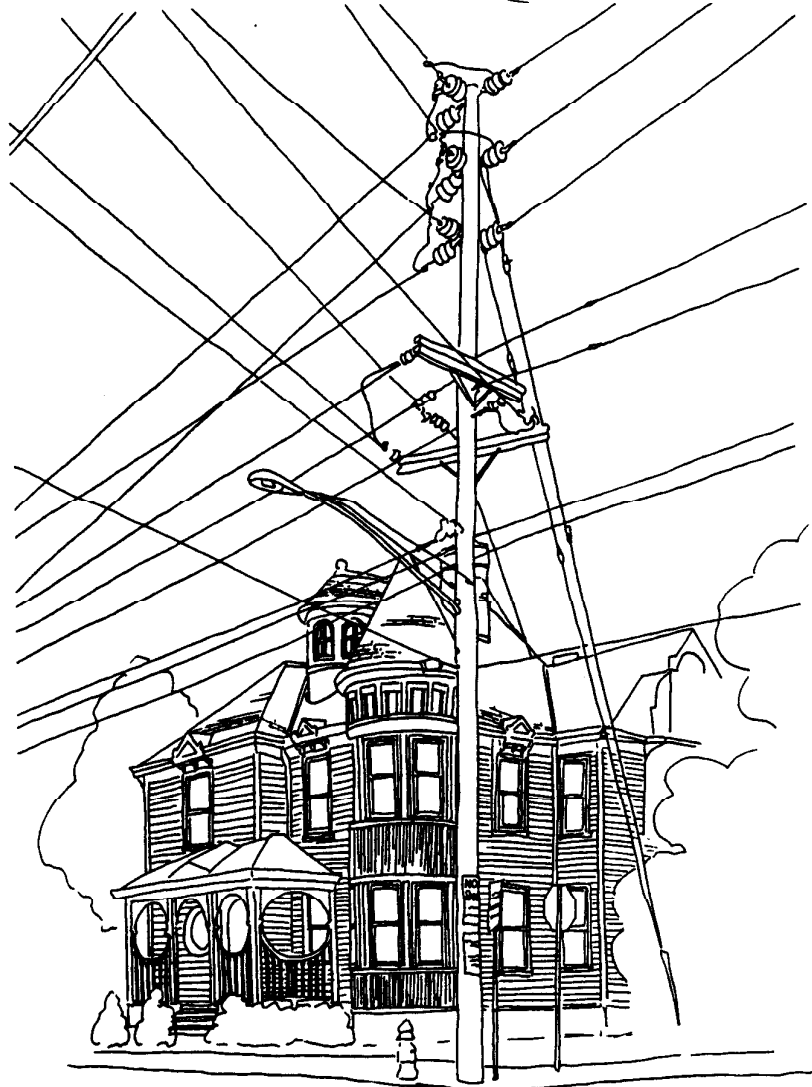
districts. The use of incandescent or metal halide lamps would offer a truer color than mercury vapor.

Not Recommended

If fixtures are to be replaced, they should not be large scaled, overly ornate, or become major visual elements on the street.



RECOMMENDED



NOT RECOMMENDED

10.7 UTILITIES

Recommended
Necessary utilities and other elements such as power poles and transformer vaults should be placed where they are

least visible and screened by landscaping. Overhead wires should be placed underground wherever possible.

10.8 SIGNS

Recommended
Regulatory signs should be small scaled, discreetly mounted, and carefully placed. Develop-

ing appropriate graphic and design standards for signs in historic districts should be considered.

10.9 OPEN SPACE

Recommended
Public or private open space that adjoins the street should be developed in scale, use and character with the existing neighborhood. If undeveloped, landscaping should be compatible with the surrounding area and well maintained.

Not Recommended
Demolishing existing sound buildings to create additional open space. Allowing open spaces to become overgrown because of a lack of maintenance.